



AEROVILLE, COLINDALE, LONDON, NW9

£450,000 LEASEHOLD APPROX 83 YEARS REMAINING

LOVELY THREE BEDROOM DUPLEX MAISONETTE

- GROUND RENT £10 PER ANNUM APPROX
- SERVICE CHARGE £1,320 PER ANNUM APPROX

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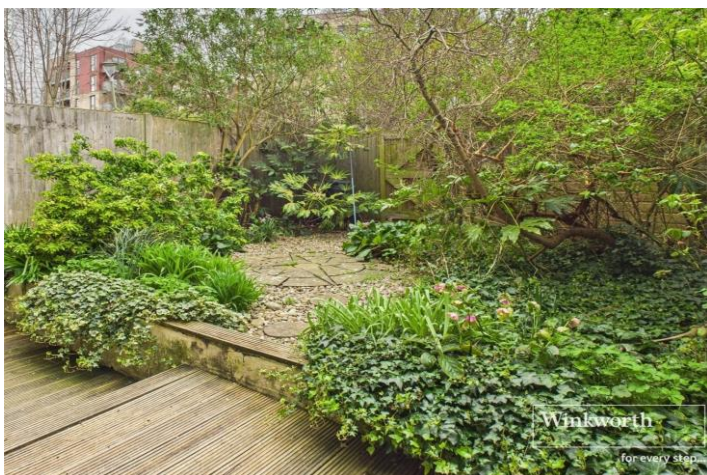


This charming Grade II listed three-bedroom duplex maisonette is ideally located within a stone's throw of the rapidly evolving Colindale close by to Colindale Station (Northern Line), offering excellent connectivity for commuters. The home hosts a warm and inviting living room featuring a beautiful original fireplace, a bright and airy separate dining room, and a well-appointed kitchen. Upstairs, you'll find two spacious double bedrooms, a comfortable single bedroom, and a stylish family bathroom. Completing this delightful property is a private, low-maintenance patio garden—perfect for relaxing or al fresco dining. An internal viewing is essential.



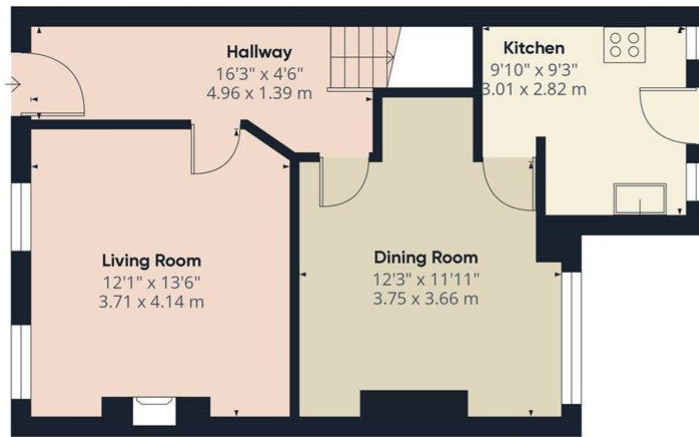
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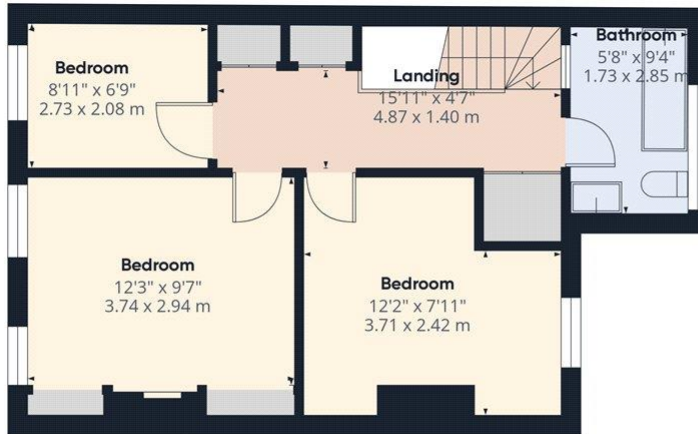


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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
 954 ft²
 88.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 83 year and 6 months

Service Charge: Approx £1320 per annum

Ground Rent: Approx £ 10 per annum (subject to increase)

Council Tax Band: D - Barnet

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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